

162.0

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 670,800 /

USE VALUE: 670,800 /

ASSESSed: 670,800 /

Total Card /

Total Parcel

670,800

670,800

670,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		FLORENCE TERR, ARLINGTON

OWNERSHIP

Owner 1:	ABBASI SAAD
Owner 2:	HAMMES ERIN
Owner 3:	
Street 1:	3 FLORENCE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	SEDGWICK JANE C /TRUSTEE -
Owner 2:	JANE C SEDGWICK 2008 TRUST -
Street 1:	3 FLORENCE TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,702 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Stucco Exterior and 1074 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5702		Sq. Ft.	Site		0	70.	1.04	8									413,741						413,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5702.000	251,200	5,900	413,700	670,800
Total Card	0.131	251,200	5,900	413,700	670,800
Total Parcel	0.131	251,200	5,900	413,700	670,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	624.58	/Parcel:	624.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,200	5900	5,702.	413,700	670,800	670,800	Year End Roll	12/18/2019
2019	101	FV	219,800	6000	5,702.	413,700	639,500	639,500	Year End Roll	1/3/2019
2018	101	FV	207,200	4700	5,702.	366,500	578,400	578,400	Year End Roll	12/20/2017
2017	101	FV	207,200	4700	5,702.	307,400	519,300	519,300	Year End Roll	1/3/2017
2016	101	FV	207,200	4700	5,702.	307,400	519,300	519,300	Year End	1/4/2016
2015	101	FV	181,900	4800	5,702.	266,000	452,700	452,700	Year End Roll	12/11/2014
2014	101	FV	181,900	4800	5,702.	257,100	443,800	443,800	Year End Roll	12/16/2013
2013	101	FV	181,900	4800	5,702.	244,700	431,400	431,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEDGWICK JANE C	75373-502	1	8/14/2020		749,000	No	No		
FORSYTH JESSICA	53110-518		6/30/2009		515,000	No	No		
FORSYTH JESSICA	39599-556		6/18/2003	Family	99	No	No		
FORSYTH JESSICA	39599-554		6/18/2003	Family	99	No	No		
RUNDELL RICHARD	39433-163		6/4/2003		407,000	No	No		
WONG WILLIE W -	22506-104		10/16/1992		174,600	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEDGWICK JANE C	75373-502	1	8/14/2020		749,000	No	No		
FORSYTH JESSICA	53110-518		6/30/2009		515,000	No	No		
FORSYTH JESSICA	39599-556		6/18/2003	Family	99	No	No		
FORSYTH JESSICA	39599-554		6/18/2003	Family	99	No	No		
RUNDELL RICHARD	39433-163		6/4/2003		407,000	No	No		
WONG WILLIE W -	22506-104		10/16/1992		174,600	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2017	1310	Add Bath	68,850	C				
3/4/2008	173	Re-Roof	5,500	C		G9	GR FY09	
6/9/2003	430	Redo Bat	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
10/1/2018	MEAS&NOTICE	HS	Hanne S
3/13/2009	Inspected	163	PATRIOT
12/31/2008	Entry Denied	336	PATRIOT
12/1/1999	Meas/Inspect	263	PATRIOT
7/17/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

